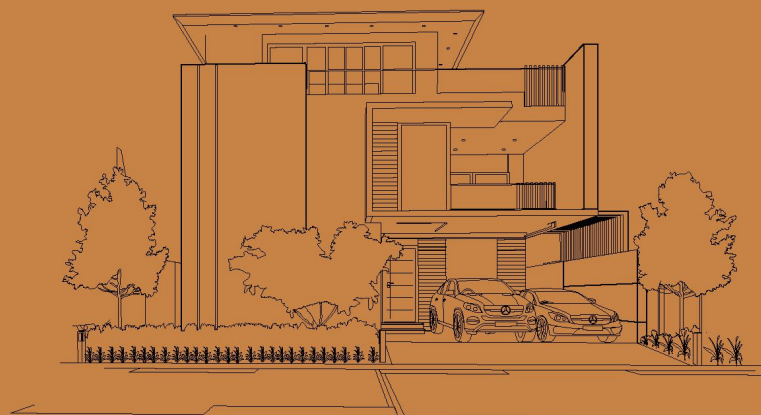


IDENTITY
AASTHA
LIFESTYLE VILLAS



Premium Lifestyle Triplex Villas @ **TUKKUGUDA**





8

Acres

62

Units

40+

Lifestyle Amenities

16000+

Sft

Clubhouse with Banquet Hall

40%

Open Space

40

Feet

Wide Roads

4^{BHK}

Triplex Villas with Home Theatre

100%

Vastu Compliant

IDENTITY
GROUP

Premium Apartments, Lifestyle Villas

At Identity Group, we are transforming the construction industry with our innovative, sustainable, and environmentally responsible solutions.

As an advanced organization, we are dedicated to bringing our clients' distinct visions to life, from initial concept through final execution. Our committed team guarantees that each project reflects the unique identity of the client.



Entrance Gate View



MASTER PLAN

Luxury is the  WAY TO BE

LEGEND

- | | |
|-------------------------------|--------------------------------|
| A Security Room | M Seating Plaza |
| B Entrance Gate | N Swimming Pool |
| C 40' Wide Road | O Deck Area |
| D Zen Garden | P Shower Room |
| E Amphitheatre | Q Food Counter |
| F Children's Play Area | R Table Tennis |
| G Sand Pit | S Skating Rink |
| H Deck Area | T Pickleball Courts |
| I Woods | U Half Basketball Court |
| J Clubhouse | V Pet Park |
| K Party Lawn | |
| L Tranquility Zone | |

IDENTITY 
AASTHA
 LIFESTYLE VILLAS



Street View



Tranquility Zone




Enjoy every moment
surrounded
 BY NATURE AND FRIENDS





Amphitheatre



Children's Play Area

Catch a show make a memory
OUR AMPHITHEATER AWAITS





Children's Play Area



Swimming Pool

Where every swim
FEELS LIKE A VACATION



Pet Park



Basketball Court



Pickleball Court



IDENTITY
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LIFESTYLE VILLAS



East Villas Street View



East Villa View

Experience luxury with
DOUBLE-HEIGHT ELEGANCE



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



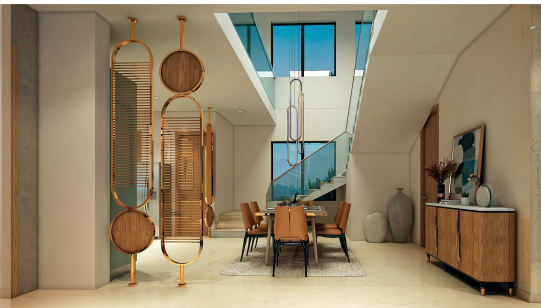
| Plot Size | Ground Floor | First Floor | Second Floor | Total Built-up Area |
|-----------|--------------|--------------|--------------|---------------------|
| 45'x60' | 1697.50 Sft. | 1697.50 Sft. | 1009.00 Sft. | 4404 Sft. |



Formal Living



Living area



Dining



Bed Room - 1

Where comfort meets style



INTERIOR VIEWS THAT INSPIRE

The heart of the home



WHERE DESIGN COMES ALIVE

Bed Room - 2

Kitchen

Bed Room - 3

Family Lounge

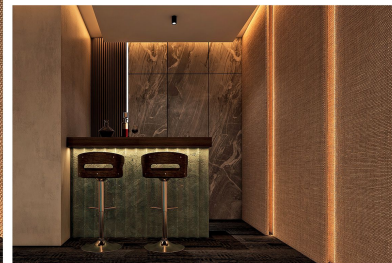




Home Theatre



Master Bedroom



The Spirit Lounge

*Relax in your home theater,
unwind with drinks,*
AND THE MASTER SUITE
PURE COMFORT AND STYLE

The home features a stunning double-height space, a dedicated servant room, and parking accommodations for two cars. It spans two floors with a terrace, including four bedrooms, each equipped with a dressing area. A lift provides easy access between levels, and there's a covered deck area for outdoor enjoyment. Additional amenities include a home theater room and a bar counter, making this residence both luxurious and functional.



West Villas Street View



West Villa View

A starry sky above and calm below
PEACE AT ITS FINEST



West Villa Isometric Views

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



| Plot Size | Ground Floor | First Floor | Second Floor | Total Built-up Area |
|-----------|--------------|--------------|--------------|---------------------|
| 45'x60" | 1697.50 Sft. | 1697.50 Sft. | 1009.37 Sft. | 4404.37 Sft. |

SIGNATURE AMENITIES



RERA APPROVED
PREMIUM PROJECT



REPUTED
DEVELOPERS



SUPERIOR QUALITY
CONSTRUCTION



GRAND
GATE ENTRANCE



SECURITY
ROOM



SWIMMING
POOL



SHOWER
ROOM



PET
PARK



PICKLEBALL
COURTS



HALF BASKETBALL
COURT



AMPHITHEATRE



24-HR SECURITY
WITH CC CAMERAS



ALL 62 LUXURY VILLAS
4 BHK + HOME THEATER



TRIPLEX VILLAS
G+2 FLOORS



AN AREA OF
4404 to 6421 Sq. Ft.



WELL-VENTILATED
SPACIOUS



CHILDREN
PLAY AREA



SAND
PIT



WOODS



PARTY
DECK



FOOD
COUNTER



SKATING
RINK



100%
VASTU



24-HR WATER
SUPPLY



40' WIDE
ROADS



DECK
AREA



WALKING
TRACK



CLUBHOUSE



GUEST
SUITES



LIBRARY



TABLE
TENNIS



PARTY
LAWN



BUSINESS
MULTIPURPOSE ROOM



DESIGNER
LANDSCAPING



100% DG BACK-UP
FOR ALL VILLAS



FIRE FIGHTING
SYSTEM



CENTRAL LOCATION
WITH CONNECTIVITY



SEATING
PLAZA



GYMNASIUM



INDOOR
GAMES



YOGA &
MEDITATION



INDOOR
KIDS PLAY AREA



PREMIUM
LOUNGE



Clubhouse Front View

16,000+ SFT. of clubhouse perfection
LUXURY LIVING ON A GRAND SCALE



Clubhouse Notht. View



CLUBHOUSE FACILITIES

- Entrance Waiting Lounge / Lobby
- Multipurpose Hall With Stage
- ATM Kiosk
- Air-Conditioned Gym
- Yoga/ Meditation/ Dance
- Cafeteria Area / Dine In Garden
- Kitchen / Pantry / Storage Area
- Dispensary
- Spa / Saloon
- Open Terrace
- Business Room / Multipurpose Room
- Guest Rooms / Family Room
- Library and Reading Rooms
- Indoor Play Area and Activity Zones
- Indoor Games: Snooker and Table Tennis
- Board Games: Chess and Carroms
- Separate Changing Rooms
- Privacy-Enabled Swimming Pool and Baby Pool
- Separate Washrooms on All Floors of the Clubhouse



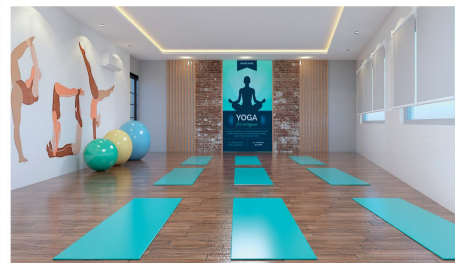
Clubhouse Aerial View



Clubhouse Lobby



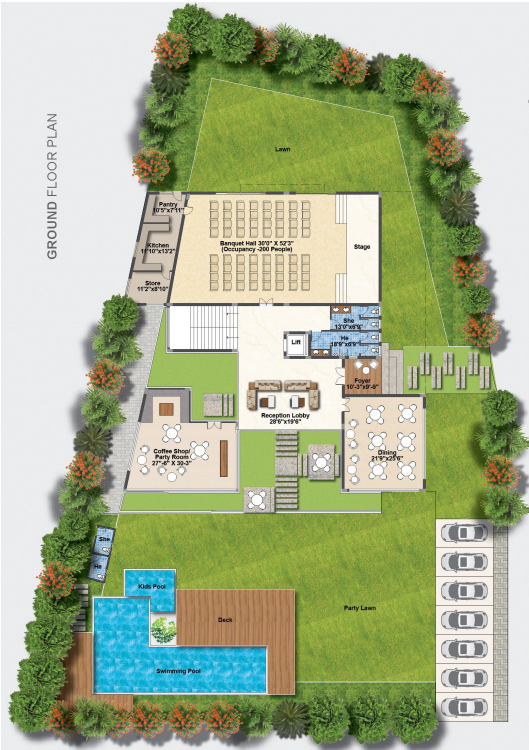
Banquet Hall



Yoga / Meditation & Multipurpose Room

A space for every occasion
LUXURY, STYLE AND CELEBRATION

GROUND FLOOR PLAN



CLUBHOUSE PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN



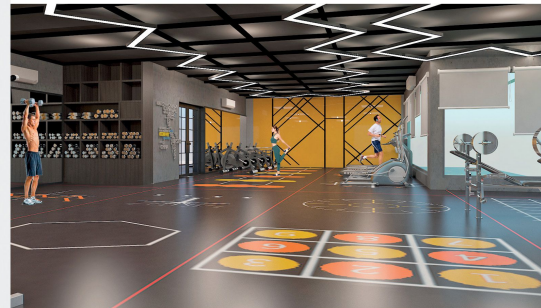
Luxury Living For Every Guest



The Perfect Blend: Coffee & Celebrations



Your Fitness Hub Awaits



Your Indoor Entertainment Zone



STRUCTURE

- RCC framed structure to withstand wind and seismic loads.

SUPER STRUCTURE

- 9-inch thick wall with red / fly ash bricks for external walls and 4 1/2-inch thick wall with red / fly ash/cement bricks for internal walls.

PLASTERING

- INTERNAL Sand faced cement plastering.
- EXTERNAL Sand faced cement plastering.

DOORS

- MAIN DOOR 9-feet height teak wood door frame and veneered shutters with reputed hardware fittings finished with melamine finish.
- INTERNAL DOORS 8-feet height teak / hard wood frame and veneered shutters with reputed hardware fittings finished with melamine finish.

WINDOWS AND FRENCH DOORS

- High end imported aluminum sections for frames and shutters with clear glass and mesh.

PAINTING/CLADDING/FLOORING

- EXTERNAL textured finish with top two coats of exterior emulsion and Elevation as per architect.
- INTERNAL smooth putty finish with 2 coats of premium Acrylic emulsion paint of reputed make over a coat of primer.

FLOORING & DADO

- Drawing, living, dining, kitchen, bedrooms and foyer areas with 1200mm x 1800mm premium GVT tiles.
- Bathrooms with premium GVT tiles on walls and floor.
- Master bedroom, children bedroom and home theater with wooden flooring.

STAIRCASE

- Granite / Italian marble flooring.

KITCHEN

- Provision for municipal / softener water.
- Provision for fixing water purifier and chimney.
- Provision for modular kitchen.

UTILITIES/WASH AREA

- Dish washer and washing machine provision in the Utility area.

BATHROOM & FITTINGS

- Vanity type washbasin with countertop.
- EWC with concealed flush tank of Kohler / Grohe / American Standard or equivalent make
- Single lever diverter with all mixer cum shower of Kohler / Grohe / American Standard or equivalent make in all toilets.
- Provision for exhaust fan & geysers in all bathrooms.

ELECTRICAL

- Concealed copper wiring of Finolex / Havells / V-Guard or equivalent make.
- Power outlets for air-conditioners in all rooms.
- Power plug for cooking range chimney, refrigerator microwave oven, mixer / grinder in kitchen, washing machine and dish washer in Utility area.
- Plug points for TV and audio systems etc.
- 3-Phase supply for each unit and individual meter boards.
- Miniature circuit breakers (MCB) for each distribution board of reputed make elegant designer modular electrical switches of Legrand/equivalent quality.

VOICE AND DATA CONNECTIVITY

- Intercom facility to all the units connecting the Security.
- Provision for cable connection in Home Theatre (AV Room) living room and master bedroom
- Internet provision in each villa.

LIFT

- Provision for lift.

GENERATOR

- 100% DG back up throughout the villa.

WTP & STP

- Water treated plant for borewell water and centralized water distribution by hydro pneumatic system to all villas with individual water meters.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping

RAILING

- Balcony and Staircase railing will be with SS / Glass.

SECURITY

- Sophisticated round the-clock security / surveillance system, CC cameras in identified common areas and clubhouse with monitoring and recording from Security and Maintenance office

MAIN LANDSCAPING WORK

- Beautifully designed landscaping with exclusive footpaths, Activity areas, lighting, children play area etc., are provided for the community.



PROXIMITY

EDUCATION

| | |
|--|---------|
| Sri Chaitanya School Techno Curriculum | 06 mins |
| Aga Khan Academy | 15 mins |
| Manchester Global School | 17 mins |
| Delhi Public School - Aerocity | 20 mins |
| Delhi Public School - Nadargul | 28 mins |
| Oakridge | 30 mins |
| Sreenidhi International School | 30 mins |

HOSPITALS

| | |
|--|---------|
| Continental | 30 Min |
| Rainbow | 35 Min |
| Omega | 38 Min |
| AIIG | 40 Min |
| JIMS Hospital, JIVA Campus - Sri Ramanagar | 21 mins |
| Kamrineri Hospital - LB Nagar | 38 mins |

ENTERTAINMENT

| | |
|-----------------------------|---------|
| 400 Acre Eco Park Tourism | 05 mins |
| Wonderla Amusement Park | 08 mins |
| BVK Multiplex | 28 mins |
| Turkayamjal Lake View Point | 20 mins |
| Asian Mukta | 22 mins |

CONNECTIVITY

| | |
|------------------------------------|---------|
| Nearest ORR Exit-14 | 05 mins |
| E City - Fab City | 08 mins |
| Hardware Park | 10 mins |
| ORR Exit-15 | 11 mins |
| Amazon MHYD Hub - Kurmalguda | 11 mins |
| Proposed Shamshabad Metro Station | 12 mins |
| Rajiv Gandhi International Airport | 13 mins |
| Foxconn | 15 mins |
| kongarakalan Collector Office | 17 mins |
| Statue of Equality - Muchintal | 12 mins |
| TCS-Adibatla | 22 mins |
| AeroSpace Park - Adibatla | 25 mins |
| Kokapet/Narsing Exit | 28 mins |
| Kokapet One | 30 min |
| Fourth city skill university | 30 mins |
| Gachibowli/Financial Dist. | 33 mins |
| LB Nagar | 30 mins |





Shot At
Our Upcoming
Project

UPCOMING
PROJECT

Some of our ONGOING PROJECTS

AADHYA LAXMI URBANIA (170 UNITS) @ TCS ADIBATLA



AADHYA BRUNDAVAN (60 UNITS) @ TURKA YAMJAL



WHITE LOTUS (64 UNITS) @ NALLAGANDLA



MARAM RAJASHEKAR REDDY HOMES (60 UNITS) @ MIRYALAGUDA

Project by

IDENTITY

BUILDERS AND DEVELOPERS LLP

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IDENTITY GROUP

 www.theidentitygroup.in



SITE



WEBSITE